

FOR LEASE

MUSKEGON CROSSINGS (NEWLY APPROVED DRIVE-THRU AVAILABLE)



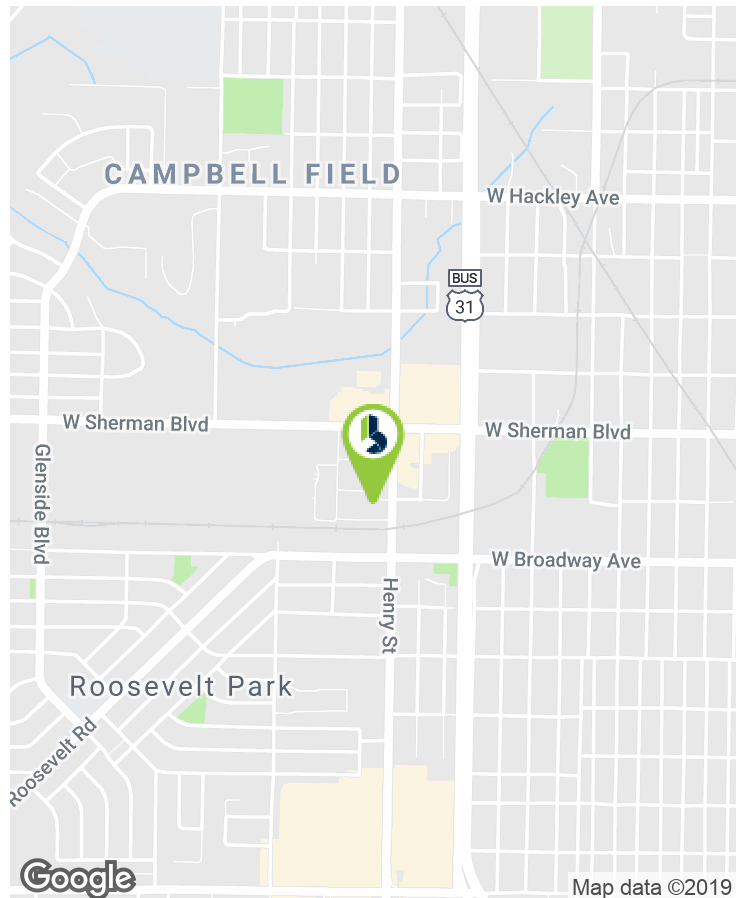
HIGH-TRAFFIC, HIGH VISIBILITY RETAIL SITE
2731 HENRY ST. AT SHERMAN AVE., MUSKEGON , MI 49441

PROPERTY OVERVIEW

The Henry St. retail corridor is centrally located in the Muskegon trade area and provides your customers access closer to their residence than any other shopping alternative. Benefit from the customer draws of Home Depot, ALDI, Gordon Foods, Rite-Aid, Dollar Tree, Advanced Auto Parts and others in Muskegon Crossings, plus Meijer and Walmart just to the south. Join Pizza Hut, Wild Bill's Tobacco, UPS Store, Tracfone, Yum Yum Sushi, and Foxy Nails.

PROPERTY HIGHLIGHTS

- Outparcel in front of Home Depot, Aldi, Gordon Foods, Rite-Aid, Dollar Tree, & more
- Easy access from both Henry St. & Sherman Ave.
- End-cap (5,232 SF) can be divided (1,300 SF, 2,600 SF, or 5,232 SF)
- Unmatched visibility on one of Muskegon's busiest retail corridors
- New full-color LED electronic reader board for tenant use
- DRIVE-THRU SUITE: \$16.90/SF
- INLINE SUITE: \$15.90/SF



Broker Disclosure: A real estate licensee holds a beneficial interest in this property



BILL BUSSEY, CCIM
Senior Broker
c 616.291.6011 | t 616.254.0005
bbussey@bradleyco.com

GAVIN MILLS
Associate
c 908.304.4534 | t 616.254.0005
gmills@bradleyco.com

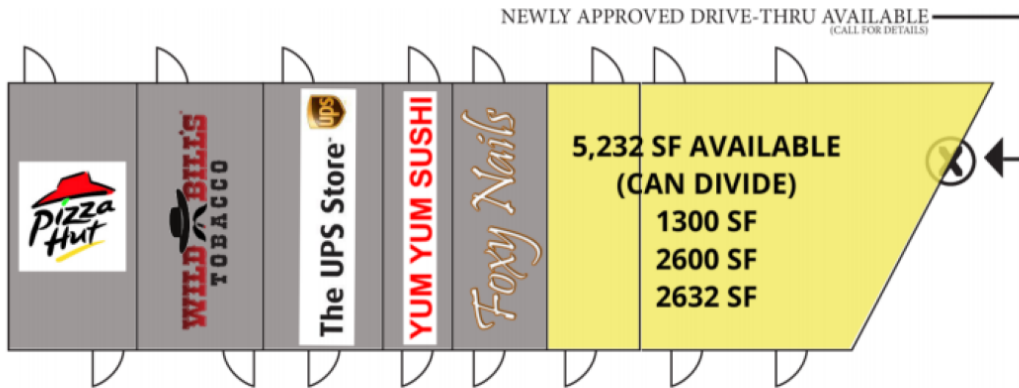
RETAILER MAP

2731 HENRY STREET | MUSKEGON , MI 49441 | FOR LEASE



FLOOR PLAN AND DRIVE-THRU

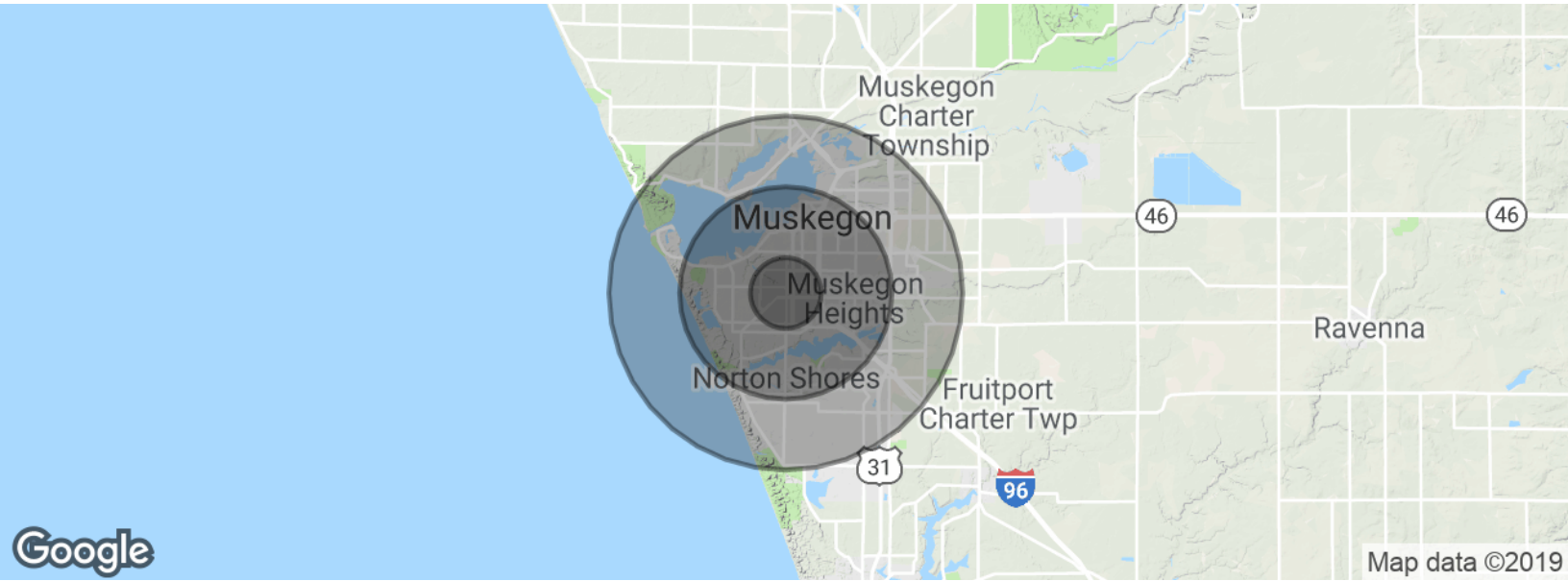
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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2731A	5,232 SF	NNN	\$17.90 SF/yr	Drive-Thru
2731B	5,232 SF	NNN	\$16.90 SF/yr	Without Drive-Thru
2733A	2,632 SF	NNN	\$17.90 SF/yr	Drive-Thru
2733B	2,632 SF	NNN	\$16.90 SF/yr	Without Drive-Thru
2735A	1,300 SF	NNN	\$15.90 SF/yr	In-line Suite
2735B	2,600 SF	NNN	\$16.90 SF/yr	Drive-Thru



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POPULATION

	3 MILES	5 MILES
Total Population 2018	58,293	98,432
Total Population 2023	59,064	99,978

HOUSEHOLDS & INCOME

	3 MILES	5 MILES
Average Household Income 2018	50,359	55,715
Average Household Income 2023	59,661	66,573
Daytime Employees	32,309	52,427

* Demographic data derived from ESRI



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